



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application #: 213-025/13335-00000-00142
Date Received: 3/4/13
Application Accepted By: S. Pine Fee: \$3200
Comments: Case Planner: Dana Hitt 645-2395 dahitt@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 116 E. Moler Street Zip 43207
Is this application being annexed into the City of Columbus ☐ Yes ☒ No (circle one)
If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 010-037613

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) LAR3 Requested Zoning District(s) CPD

Area Commission Area Commission or Civic Association: Columbus South Side Area Commission

Proposed Use or reason for rezoning request: All uses allowed under CPD

(continue on separate page if necessary)

Proposed Height District: H35 Acreage 12,027+ sq. ft.
[Columbus City Code Section 3309.14]

APPLICANT:

Name Tarik Yousef
Address 23717 Liberty West Road City/State Raymond, OH Zip 43067
Phone # 614-561-8122 Fax # _____ Email t.yousef@gmail.com

PROPERTY OWNER(S):

Name Tarik Yousef
Address 23717 Liberty West Road City/State Raymond, OH Zip 43067
Phone # 614-561-8122 Fax # _____ Email t.yousef@gmail.com
☐ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

Name Jennifer L. Routte
Address 6895 E. Main Street City/State Reynoldsburg Zip 43068
Phone # 614-834-9650 Fax # 614-328-0576 Email: jennifer@wittenbergglawgroup.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Tarik Yousef

PROPERTY OWNER SIGNATURE Tarik Yousef

ATTORNEY / AGENT SIGNATURE Jennifer L. Routte

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer



City of Columbus

Address Plat



213-025

CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 010037613

House Number: 116

Lot Number: 10

Work Done: NONE

Project Name: COMMERCIAL BLDG

Street Name: E MOLER ST

Subdivision: NATHANIEL MERIONS AMENDED SUB

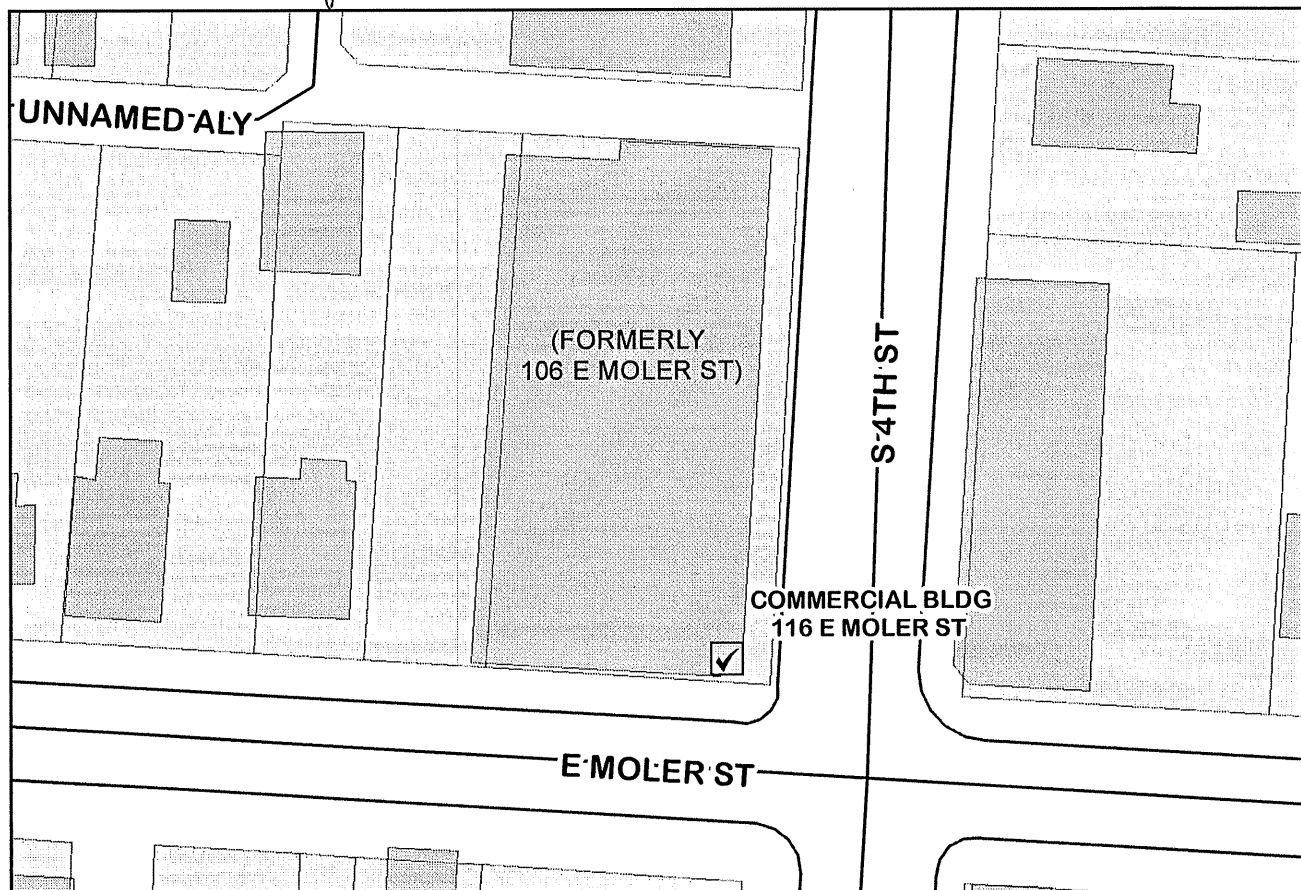
Complex:

Owner: YOUSEF TARIK

Requested By: WHITTENBERG LAW GROUP (CHRIS MILLER)

Printed By: Alfred Cannon

Date: 2/27/2013



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 221220



REZONING APPLICATION

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AFFIDAVIT

(See instruction sheet)

APPLICATION #

213-025

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Tarik Yousef
of (1) MAILING ADDRESS 23717 Liberty West Rd Raymond, OH 43067

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 116 E. Moler St. Columbus, OH 43207
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 3/4/13

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

☐ Check here if listing additional property owners
on a separate page.

(4) Tarik Yousef
23717 Liberty West Road
Raymond, OH 43067

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Tarik Yousef
614-561-8122

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Curtis Davis
Columbus South Side Area Commission
P.O. Box 7846, Columbus, OH 43207

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 4th day of March, in the year 2013

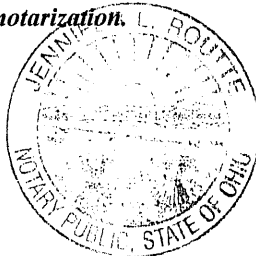
SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Jennifer L. Route
Lifetime

This Affidavit expires six months after date of notarization.

Notary Seal Here



JENNIFER L. ROUTE
ATTORNEY AT LAW
NOTARY PUBLIC
STATE OF OHIO
Lifetime Commission

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213-025

APPLICANT/OWNER

ATTORNEY

AREA COMMISSION

TARIK YOUSEF
23717 LIBERTY WEST ROAD
RAYMOND, OH 43067

JENNIFER L. ROUTTE
WITTENBERG LAW GROUP
6895 E MAIN STREET
REYNOLDSBURG, OH 43068

CURTIS DAVIS, ZONING CHAIR
COLUMBUS SOUTH SIDE AREA COMM
PO BOX 7846
COLUMBUS OH 43207

SURROUNDING PROPERTY OWNERS

PETE & MARY GAGAS
1311 MAETZEL DRIVE
COLUMBUS, OH 43227

CHARLES BAUER
1322 S. FOURTH STREET
COLUMBUS, OH 43206

CAROL A KRUSE
1312 S. 4TH STREET
COLUMBUS, OH 43206

ALLISON M KOZAR
1308 S. 4TH STREET
COLUMBUS, OH 43207

DOROTHY FRENCH
1311 S. 4TH STREET
COLUMBUS, OH 43206

CHARLES E ICENHOUWER
1307 S 4TH STREET
COLUMBUS, OH 43206

JONATHAN MILLER
93 FREBIS AVENUE
COLUMBUS, OH 43206

PERRY L. CUMBERLEDGE
104 E. MOLER STREET
COLUMBUS, OH 43207

MICHELLE ISROFF
98 E MOLER STREET
COLUMBUS, OH 43207

RED DOOR BUILDING CO. LLC
910 S. HIGH STREET
COLUMBUS, OH 43206

DEIBEL PROPERTIES LLC
535 WOODLAND CT
W. JEFFERSON OH 43162

NATHANIEL BROWN
101 E MOLER STREET
COLUMBUS, OH 43207

JOHN M. ARNOLD
3856 HILLCREST STREET W
HILLIARD, OH 43026

JOHN & MARY SCHNEIDER
5516 CLASSICS CT
DUBLIN, OH 43017

NANCY & DAVID BROWN
125 E MOLER STREET
COLUMBUS, OH 43206

ANTHONY SLANEC
131 E MOLER STREET
COLUMBUS, OH 43207

MICHAEL & MELISSA CALHOUN
7131 ROSEMOUNT WAY
CANAL WINCHESTER, OH 43110

PAULINE ROBERTSON
89 FREBIS AVENUE
COLUMBUS, OH 43206

PHILLIP & MICHELLE QUINN
72 FREBIS AVE.
COLUMBUS, OH 43206

EMERSON & KATHRYN MAYER
77 FREBIS AVE.
COLUMBUS, OH 43206

MICHIE CARPENTER
85 FREBIS AVE
COLUMBUS, OH 43206

213-025
L-AR-3 to CPD

Legal Description of 116 E. Moler Street, Columbus, OH 43207

Situated in the County of Franklin in the State of Ohio, and in the City of Columbus and bounded and described as follows:

Being a part of Lot No. 13, as designated upon an amended plat of a subdivision of part of Half Sec. No. 29, Township 5, Range 22, Refugee Lands, made by Nathaniel Merion and of record in Plat Book 1, page 96, Recorder's Office, Franklin County, Ohio and said part of Lot No. 13 being bounded and described as follows: Beginning at the southeast corner of said Lot No. 13, and running thence westwardly along the south line thereof 60 feet to a point in said south line; thence northward parallel with the east line of said lot 149 feet; thence eastwardly 60 feet to the east line of said Lot No. 13; thence with said east line southwardly 149 feet to the place of beginning. Said parcel fronting 60 feet on the north side of Moler Street by 149 feet on the west side of Fourth Street.

Excepting however from said above described premises 18 feet in width off the east end thereof and 9 feet in width off the south end thereof, heretofore appropriated by the City of Columbus, for widening Fourth Street and Moler Street.

Also all right, title or interest in a right of way or private alley and all other appurtenances and rights attaching to the property referred to in deed to Adam Golderer record in D.B. 221, page 177, Recorder's Office, Franklin County, Ohio.

Being Lots Nos. 13 and 14, of Henry Richter and Emil Kieseewetter's Subdivision of Lots Nos. 12 and 13, of Nathaniel Merion's Amended Subdivision or part of Half Section 29, Township 5, Range 22, Refugee Lands, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 7, page 200, Recorder's Office, Franklin County, Ohio.

Commonly known as 106-108 and 114-116 E. Moler Street, Columbus, OH 43207
Parcel Number: 010-037613 (formerly two parcels: 010-037613 and 010-016912)

COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICT: CPD, Commercial Planned Development

PROPERTY ADDRESS: 116 East Moler Street, Columbus, Ohio 43207; 12,027+ Sq. Ft.

OWNER: Tarik Yousef, 23717 Liberty West Road, Raymond, Ohio 43067

APPLICANT: Tarik Yousef, 23717 Liberty West Road, Raymond, Ohio 43067

DATE OF TEXT: March 1, 2013

APPLICATION #:

1. INTRODUCTION

The subject property (hereinafter, the "Site") (Parcel ID# **010-037613-00**) is located on the south-west corner of Moler Street and South Fourth Street. The Site is currently owned by Tarik Yousef. The Site currently is vacant. The property previously was zoned as C-4, Regional Scale Commercial use and was rezoned to an M-Manufacturing District. On April 4, 2007, the Site was rezoned from an M-Manufacturing District to a Multi-family, LAR3; however, the Site was not used for any multi-family purposes.

Applicant proposes to rezone the Site to CPD, Commercial Planned Development District, to allow all uses under Chapter 3361. The Site, which is a combination of two neighboring parcels into one parcel, is developed with existing buildings. Applicant proposes to convert and use the existing buildings for furniture gallery space. In addition, Applicant proposes to rent the additional space as office space that will comply with CPD uses.

This CPD text is submitted in support of the zoning application filed concurrently herewith. This CPD text is submitted with respect to the change of use to the existing building structure. The site plan is compliant with Columbus City Code development standards. Any variances to the City Code requirements are identified in the CPD Text.

2. PERMITTED USES

Those uses permitted under Chapter 3356 for all C4 uses.

Medical practice, dental practice or sit down restaurant to be permitted upon acquisition of parcel 010-033452 which contains approximately 23 additional parking spaces.

Uses excluded from this facility include animal shelters, auto repair, auto body, auto dealers, blood and organ banks, cabarets and night clubs, check cashing and loan facilities, food pantry, crematory, drive in theater, halfway houses, missions/temporary shelters, pawn brokers, repossession services.

3. DEVELOPMENT STANDARDS

Unless otherwise indicated in the submitted written text, the applicable development standards shall be those contained in Chapters 3361 as a commercial planned development district.

A. Density, Height, Lot and/or Setback Commitments.

1. The development shall remain as shown on the site plan.

B. Access, Loading, parking and/or Other Traffic Related Commitments.

1. Access to and from the building will be provided on the corner of Moler Street and South Fourth Street, as illustrated on the attached Site Plan. There is one entrance in the alley that is perpendicular to South Fourth Street. There are two entrances in the back by the parking lot, one on each side of the

parking lot. Applicant intends to re-open an entrance on the side of the building on South Fourth Street, which entrance has been covered over in brick.

2. Parking will be provided on a parking lot behind the building, accessible via Moler Street and an alley perpendicular to South Fourth Street. Parking is also available on Moler Street and South Fourth Street, directly outside of the building. Applicant is attempting to purchase the parking lot that is situated directly across the street from the building, on the opposite corner of Moler Street and South Fourth Street it is Auditor Parcel Number 010-033452. However, the current listed owners, John P. and Mary E. Schneider claim they have no ownership because they lost the property in bankruptcy. The tax liens are held by Woods Cove, LLC. The property has been foreclosed upon in Franklin County Court of Common Pleas Case No. 12 CV 011678. Applicant stands ready, willing and able to purchase this lot to support the parking needs of the rezoning application.

C. Buffering, Landscaping, Open space and/or Screening Commitments. N/A

D. Building Design and/or Interior-Exterior Treatment Commitments.

1. Applicant will update the electrical service and install new finishes and flooring. Applicant also will paint the interior walls.

E. Dumpsters, Lighting, Outdoor Display Areas and/or Other Environmental Commitments.

1. Currently, there is a large dumpster by the loading dock in the parking lot. Applicant will reduce the size of the dumpster and move it to a location beside the parking spaces on the parking lot.

F. Graphics and Signage Commitments.

1. Applicant will replace the current signage above the door on the corner of Moler Street and South Fourth Street with a sign that says the name of Applicant's business. Applicant will place a sign above the restored entrance on South Fourth Street. All signage will comply with the Code.

G. Miscellaneous Commitments.

1. The Site shall be developed in accordance with the site plan and details. The plans may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development and when engineering plans are completed. Any slight adjustment to the plans shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

H. Other CPD Requirements.

1. Natural Environment: The property is surrounded by residential houses on the north and east sides of the building. Existing commercial use is in existence in the surrounding area in the form of a strip mall and parking lot.
2. Existing Land Use: The Site is currently vacant.
3. Circulation: The Site is currently being serviced by a curb cut on the corner of Moler Street and South Fourth Street and on the side of Moler Street
4. Visual Form of the Environment: The existing structure of the property will remain the same.
5. Visibility: The Site is visible from the street along both Moler Street and South Fourth Street. There is a residential house on the north side of the Site across the alley, which has a 6 foot privacy fence that

partially blocks the visibility of the Site. There is a residential house on the west side of the Site by the parking lot, which has a tall fence and a garage that blocks the visibility of the Site. Applicant believes that the proposed uses will enhance the Site and that the Site will be utilized in a very safe and effective manner.

6. Proposed Development: The proposed development is a furniture gallery and office space.

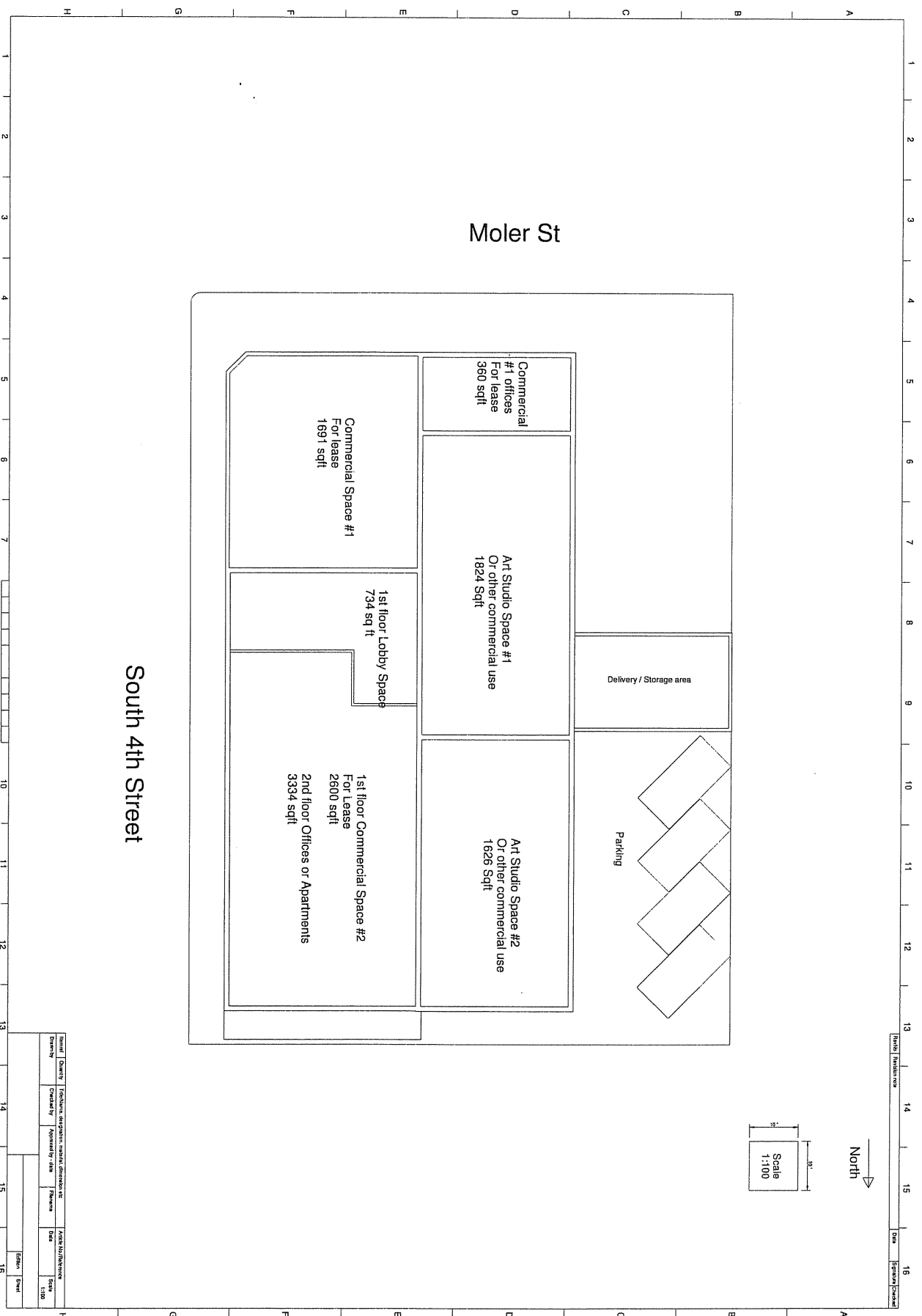
7. Behavior Patterns: This property is currently being operated without adverse effect to its neighbors. The area is a commercial and residential area, but the residential part of the area is screened by fences and a garage. The proposed changes will not significantly alter the behavior patterns which currently occur on the site and will significantly enhance an independent effort that has not occasioned problems in relationship to its neighbors.

8. Emissions: There will be no additional emissions of sound, odor or dust of any kind in excess of that which currently occurs on Site. **The Site will be fully supervised and, therefore, only authorized activities will occur and then in an effective and lawful manner.**

The undersigned, being the owner of the subject property and the Applicant in the accompanying application, or other authorized representative, hereby agrees, singularly and collectively for himself, his heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and, for such purpose, he states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter, or modify any more restrictive provision of the Columbus City Code, except as permitted by the Development Text and drawings referenced herein.

SIGNATURE: _____

DATE: _____





REZONING APPLICATION

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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # 213-025

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Tarik Yousef
of (COMPLETE ADDRESS) 23717 Liberty West Road, Raymond, Ohio 43067
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Tarik Yousef 23717 Liberty West Road Raymond, OH 43067	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Tarik Yousef

Subscribed to me in my presence and before me this 4th day of March, in the year 2013

SIGNATURE OF NOTARY PUBLIC

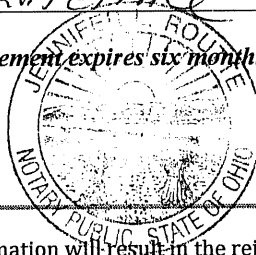
Jennifer L. Route

My Commission Expires:

Lifetime

This Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here



JENNIFER L. ROUTE
ATTORNEY AT LAW

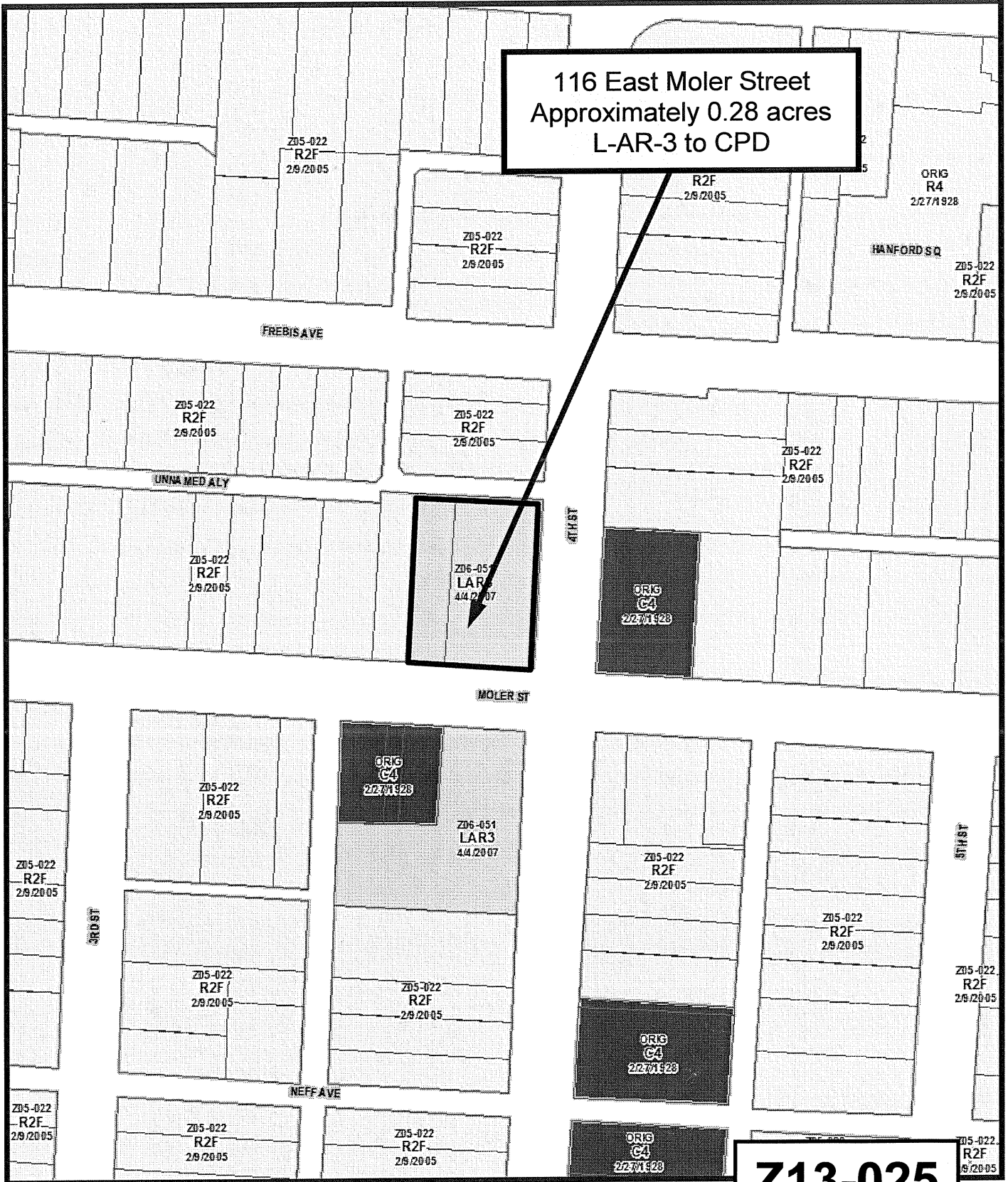
NOTARY PUBLIC

STATE OF OHIO


Lifetime Commission

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116 East Moler Street
Approximately 0.28 acres
L-AR-3 to CPD



Z13-025



116 East Moler Street
Approximately 0.28 acres
L-AR-3 to CPD

The image is a black and white aerial photograph of a residential neighborhood. A specific property is highlighted with a black rectangular border and an arrow pointing to it from the text box above. The property is located on the east side of Moler Street, between Frebis Avenue and Unna Medley. The surrounding area consists of numerous houses and streets. Labels for streets include Frebis Ave, Unna Medley, Moler St, Neff Ave, 3rd St, 4th St, 5th St, and Hanford Sq.

Z13-025